

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

A Workshop Meeting of the Aransas Pass City Council was held on Monday, January 24, 2022 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Ramiro Gomez, Mayor Pro Tem Carrie Scruggs and Council Members Vickie Abrego, Jason Knight, and Janet Moore were present. Also present was City Manager Gary Edwards and Roxann Pais Cotroneo, City Attorney.

1. CALL MEETING TO ORDER.

Mayor Gomez called the meeting to order at 5:30 pm.

2. DISCUSSION ITEMS:

2.I Twenty-Five (25) Foot Lots

Council Member Jan Moore stated that 25 foot lots “Pocket Lots” are considered to be unbuildable. Ms. Moore then provided a power point presentation on ideas for developing these lots as “Tiny Homes”, and displayed photos of the interior of these tiny homes. Council Member Moore then discussed the following facts: 578 square feet of living space; city has several lots that are 25’ x 140’ and 25’ x 100’; single family type home, average cost to build would be \$150, cost for a 600 square feet is \$90,000 (not including the property), and have a 3’ easement on each side. She further stated that on a \$141,500 taxable value, it would generate approximately \$1,250 per home in taxes.

Council Member Moore asked the Council to consider allowing tiny homes in 25-foot lots, and asked how many pocket lots are in the city with utilities. In response to a question from Mayor Pro Tem Scruggs, Ms. Moore stated that 25-foot lots are not buildable because of their size. Malynnda Williams stated that she received information from San Patricio County on the property owned by the city and her preliminary research, to date, shows 23 lots that are not buildable because of their size.

A discussion ensued on the location of 25-foot lots throughout the city, the growth in the community, availability of utilities, etc. There was a consensus from the Council to move forward. Mr. Edwards added that staff is currently working on the RV ordinance and this can be addressed in this ordinance, if it is not too late.

2.II Park Improvement Projects – Steve Synovitz, T. Baker Smith

Gary Edwards, City Manager stated that an internal estimate was provided for the following three items: pavilion, concession stand with restrooms, and ballfield improvements. Consequently, a meeting was held with the Municipal Development District for funding of this project and approved \$1 million to fund the project. Mr. Edwards stated that an Engineer was hired to analyze the project and provide accurate costs for this project. He then stated that Mr. Synovitz will provide a presentation on the project and cost.

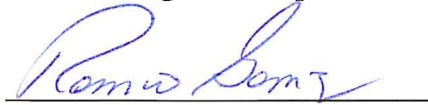
Mr. Synovitz provided a power point presentation and stated the discussion would include project components; alternatives (what does the City of Aransas Pass want); issues, costs, maintenance and security; expectation versus budget realities and constraints; achieve consensus on selected alternatives; and obtain direction and path forward and ranking of priorities. Mr. Synovitz stated the City approved \$450,000 – Pavilion; \$400,000 – New Little League Building, and \$50,000 – Field Regrading and Seeding. He then displayed photos of different size pavilions and discussed issues related to costs, maintenance, security and phasing. He added the cost for a 160' x 80' is approximately \$1,400,000. He then discussed the following different size pavilions, courts and their costs – Joe Burke Pavilion, Portland, Texas; Municipal Park, Portland, Texas; Water's Edge Park, Corpus Christi, Texas; Hanson Riverside County Park, West Columbia, Texas; Community Park, Aransas Pass, Texas; Rogers-O'Brien Amphitheater, Cypress Waters – North Texas; and Queensland Tennis Centre, Brisbane, Australia. Mr. Synovitz stated there are several options and asked for direction from the council.

Mayor Pro Tem Scruggs commented that it is now up to the Council to decide what option to go with, but it is certain the city wants a basketball pavilion. Council Member Knight stated a concession stand is also necessary. A discussion ensued among the council regarding the options, different size structures, material type, option to order the structure and construct on-site, and wind speed capacity. Council Member Abrego commented on the need of a basketball pavilion, but her priority is the little league and softball fields are also important, and Mayor Gomez agreed that it is important that the fields be re-graded and ready to play. He further added that the current Concession Stand is in good condition for this season with some minor repairs. Mayor Pro Tem Scruggs added that it was her understanding that re-grading of the fields can be done prior to the start of the season. Council Member Abrego expressed concern that the re-grading not be a "rushed job", and be done correctly. Fernando Quintanilla, Director of Public Works suggested an option is to have little league use the softball fields while re-grading, and when they are done swap and start with the other fields, and not have a lease for softball this year. In response to a question from Mayor Pro Tem Scruggs, Council Member Moore stated the cost for the Concession Stand is \$715,000.

After further discussion, there was a consensus from the Council to issue bids for re-grading the fields and the concession stand.

3. ADJOURNMENT:

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 6:44 pm.



Ramiro Gomez
Mayor



Mary Juarez
City Secretary

Approved on: 2/7/2022